

# Playa Neighborhood

City of El Paso — Plan Commission — 3/21/2019

PZST19-00005 Special Permit



**STAFF CONTACT:** Raul Garcia, (915)212-1643, garciar1@elpasotexas.gov

**APPLICANT:** City of El Paso

**REPRESENTATIVE:** City of El Paso

**LOCATION:** James St. South of Craddock St.

**LEGAL DESCRIPTION:** Portions of Tracts 4 and 5, Block D and portions of Tracts 6 through 9, Block C, Christy Tract, an addition to the City of El Paso, El Paso County, Texas

**EXISTING ZONING:** R-3 (Residential)

**REQUEST:** Special Permit to allow for planned residential development in R-1 (Residential) zone district

**RELATED APPLICATIONS:** PZR19-00001rezone to R-1 (Residential)

**PUBLIC INPUT** Notices sent to property owners within 300 feet on March 8, 2019; Planning has not received any calls in support or opposition to the special permit request.

**STAFF RECOMMENDATION:** Approval (see pages 2—5 for basis of recommendation)

**SUMMARY OF REQUEST:** The City of El Paso is requesting a special permit to allow for planned residential development in the R-1 (Residential) zone district as required by El Paso City Code Section 20.10.470. The detailed site plan shows 26 existing single-family lots. The request also includes reductions to setback and dimensional standards.

**SUMMARY OF RECOMMENDATION:** The Development Coordinating Committee and the Planning Division recommend **approval** of the special permit for a planned residential development as it meets all the requirements of 20.10.470 Planned Residential Development, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.

PZR19-00001 & PZST19-00005



## DESCRIPTION OF REQUEST

The request for a special permit is to allow for planned residential development in the R-1 (Residential) zone district as requested as El Paso City Code Section 20.10.470. The detailed site plan shows 26 single-family lots. The request is also for the following dimensional reductions: the required 30 ft. front setback to 15 ft., the required 100 ft. cumulative setback to 65 ft., the required 15 ft. side yard setback to 0 ft., the required 20 ft. side-street setback to 5 ft., the required 40 ft. cumulative side and side-street setback to 20 ft., and the required 125 ft. minimum lot width to 77 ft. The detailed site development plan complies with all other density and dimensional standards. Parking requirements will be satisfied through a combination of residential garage and driveway parking. Vehicular access is existing from James St.



| R-1 Setbacks                    | Required    | Proposed    |
|---------------------------------|-------------|-------------|
| Front                           | 30 ft       | 15 ft       |
| Rear                            | 30 ft       | 30 ft       |
| Cumulative                      | 100 ft      | 65 ft       |
| Side                            | 15 ft       | 0 ft        |
| Side-street                     | 20 ft       | 5 ft        |
| Cumulative side and side-street | 40 ft       | 20 ft       |
|                                 |             |             |
| R-1 Dimensional Standards       | Required    | Proposed    |
| Minimum lot width               | 125 ft      | 77 ft       |
| Minimum lot depth               | 150 ft      | 150 ft      |
| Minimum lot area                | 20,000 sqft | 20,000 sqft |

## SPECIAL PERMIT REQUIREMENTS

To grant the special permit to allow for a planned residential development, the request shall meet all the requirements of 20.10.470 Planned Residential Development, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.

| 20.10.470 Planned Residential Development  | DOES IT COMPLY?  |
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| A. A planned residential development shall occupy at least the minimum site area established in the district regulations. City council may approve a special permit for a planned residential development with general lot sizes and setbacks below the minimum of the underlying zoning district. The proposed development shall additionally meet the following requirements necessary to protect the public health, safety and general welfare of the community and in order to foster the attractiveness of a residential development and its surrounding neighborhoods: | Yes, there is no minimum district area for the R-1 (Residential) District. The applicant is requesting dimensional and setback reductions for single-family dwellings.   |
| 1. Evaluation Criteria.<br>a. Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings. For purposes of this subsection, harmoniously shall not be deemed to require that the same architecture or same type of building materials be uniformly used.  | Yes, the attached detailed site plan shows typical layouts for the proposed development. Each being sited harmoniously to the terrain and to other structures along the block face.  |
| b. With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, width of interior drives and access points, relationship of vehicular and pedestrian traffic, and the arrangement of parking areas that are safe and convenient.  | Yes, each lot contains one access point onto a street for each house with frontage onto that street, the low residential density of the existing development will help to reduce the potential for vehicular/pedestrian conflicts. |
| 2. General Requirements.<br><br>a. Private streets and gates shall be permitted within a planned residential development and shall conform to the design standards enumerated in Title 19 (Subdivisions) of this Code.   | No private streets are proposed.   |
| b. The minimum site area for a planned residential development shall be one acre, within which only residential uses of the base-zoning district shall be permitted. Extensions to a planned residential development from a common boundary shall be permitted in increments of less than one acre, provided that the owners of at least seventy-five percent of the land within the original planned residential development are in agreement and are included as joint applicants to the request for special permit.   | Yes, the site area for this development is 24.6 acres.   |
| c. The minimum area requirement of the base-zoning district may be reduced by no more than twenty-five   | Yes, the applicant is not requesting to reduce the minimum district or lot area.   |

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| percent for lots within a planned residential development, provided, however, that the maximum density permitted by the base-zoning district shall apply in all cases except as otherwise approved by any applicable special permit granted pursuant to Chapter 20.04 (Administrative Provisions).   |   |
| d. The setback requirements of the base-zoning district shall not apply to a planned residential development, except as follows: i. The distance between buildings shall be a minimum of ten feet except as otherwise permitted in this title; ii. The length of the driveway shall not be less than twenty feet as measured from the face of the garage or carport to the dwelling side of the sidewalk, or to the property line where there is no sidewalk.  | Yes, the side and side street setbacks are reduced through approval of the detailed site development plan for the R-1 (Residential) district.   |
| e. The perimeter of the planned residential development shall be designed to insure compatibility with adjacent existing or potential development by provision of compatible uses and structures.  | Yes, as the planned residential development is part of a larger semi-rural area and is compatible with their larger neighborhood.   |
| f. No building shall exceed the height requirements of the base-zoning district.   | Yes, the applicant has not requested to exceed maximum height of 35 feet for the R-5 (Residential) District and all lots within the subject properties will be required to comply with that standard. |
| g. Consideration in the site plan review and evaluation process shall include the following: i. The nature and character of the development and adequacy of the buffer between proposed improvements on the site and adjacent property; ii. The adequacy of utilities, access, drainage and other necessary supporting facilities that have been or will be provided; iii. The adequacy of the design, location and arrangement of driveways and parking spaces so as to provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments. | Yes, no adverse comments were received from other reviewing departments.<br><br>The location and arrangement of the development is in character with the existing area.                               |
| h. A planned residential development shall be an architecturally integrated subdivision, whether unified by similar use and density, design, building materials, or open space and streetscape elements.   | Yes, the use and density of the subject property will match that of surrounding properties. The existing single-family use matches the area of which the subject properties are part.                 |

### REALATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

| CONSISTENCY WITH PLAN EL PASO  | DOES IT COMPLY?  |
|--|--|
| <b>G-3 – Post-War</b><br>This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the | Yes, the proposed zoning will maintain the existing housing stock. |

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| limited housing stock and add missing civic and commercial uses.  |   |
| <b>ZONING DISTRICT</b>  | <b>DOES IT COMPLY?</b>  |
| <b><u>R-1 (Residential)</u></b><br>The purpose of these districts is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood. | Yes. The proposed zoning will preserve the existing residential character of the area and maintain a low density of dwelling units.     |
| <b>GOAL</b>   | <b>DOES IT COMPLY?</b>  |
| <u>2.6</u> Yes, the proposed zoning will maintain the existing housing stock.<br>The City of El Paso encourages the protection and preservation of critical arroyos leading from the Franklin Mountains and farmlands along the Rio Grande valley.  | The proposed R-1 low-density semi-rural zone will encourage preservation of the farm-like character of this Mission Valley neighborhood |

**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** Reduced lot dimensions and setbacks would not be permitted in the proposed R-1 district without an approved planned residential overlay.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:** The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of this district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit single-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** Per reviewing departments, the subject property is adequately served by the existing infrastructure to accommodate the proposed use. Existing water and sewer mains are currently servicing the subject property.

**EFFECT UPON THE NATURAL ENVIRONMENT:** The subject property is not within any arroyos or identified environmentally sensitive areas.

**COMMENT FROM THE PUBLIC:** The subject property falls within the boundary of the Playa Drain Neighborhood Association. The neighborhood association was contacted as required by Title 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 8, 2019. The Planning Division has not received any communications for or against the proposal.

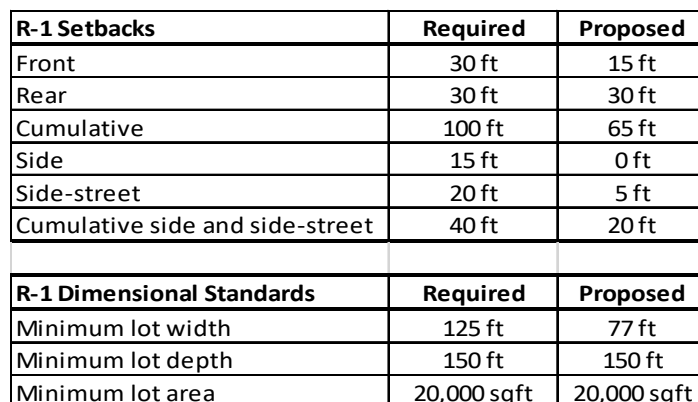
**STAFF COMMENTS:** No objections to proposed rezoning. No reviewing departments provided any negative comments.

**OTHER APPLICABLE FACTORS:** Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

**ATTACHMENTS:**

1. Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Neighborhood Notification Boundary Map

## Site Plan



## Zoning Map



# ATTACHMENT 3

## Future Land Use Map



# **ATTACHMENT 4**

## Staff Review Comments

### **Texas Department of Transportation**

TXDOT has no objection to the rezoning, however, if there are any changes to the grading or drainage of this development then it will have to be submitted to TXDOT for review.

### **Planning and Inspections Department – Plan Review**

Recommend approval.

### **Planning and Inspections Department – Landscaping Division**

No comments received

### **Planning and Inspections Department – Land Development**

1. All lots in this subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all storm-water runoff generated from their respective lot plus one-half the runoff generated from all abutting street right-of-ways directly fronting the lot. 2. No person shall be permitted to impair the functionality of an on-site pond. No more than fifty-percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shed storm-water, including but not limited to, buildings, driveways, patios, decks or landscaping underlaid with plastic sheeting or other impermeable material. 3. Add note to detailed site development plan: "On-site ponding of all storm-water runoff discharge volumes is required within each subdivided lot and shall comply with all provisions of Municipal-Code Section 19.19.010A, DSC panel 1-4C-J, and DDM section 11.1".

### **Fire Department**

Recommend approval.

### **Parks and Recreation Department**

We have reviewed received rezoning application case PZRZ19-00001 and Special Permit application case PZST19-00005 and have no objections to proposed rezoning or the Special Permit applications

### **Sun Metro**

No objections.

## Neighbor Notification Map

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enhancements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property  
Parcels within 300 feet

